

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD**  
**Administration Center, 18500 Murdock Circle, Room 119,**  
**Port Charlotte, Florida**  
**Minutes of Regular Meeting**  
**June 8, 2015 @ 1:30 p.m.**

**Call to Order**

**Chair Hess** called the meeting to order at 1:30 p.m. and upon the Secretary calling the roll, it was noted a quorum was present.

**Roll Call**

**PRESENT**

Paula Hess  
Michael Gravesen  
Ken Chandler  
Stephen Vieira  
Paul Bigness

**ABSENT**

**ATTENDING**

Joshua Moya, Assistant County Attorney  
Gayle Moore, Recording Secretary

**ANNOUNCEMENTS**

None.

**APPROVAL OF MINUTES**

The minutes of May 11, 2015 were approved as circulated. Upon the oath being administered, the presentation commenced.

PETITIONS:

**PP-15-04-01**

**Quasi-judicial**

**Commission District I**

Babcock Property Holdings, LLC has requested Preliminary Plat approval for a subdivision to be named, Babcock Phase 1A, consisting of 198 mixed use lots. The site is 183.97 acres, more or less, and is located south of Bermont Road, north of the border with Lee County, east of State Road 31, and west of the border with Glades County, in Sections 30 and 31, Township 42 S, Range 26 E, in Commission District I.

**Staff Presentation**

**Steven Ellis, Planner II**, presented the findings and analysis of the petition with a recommendation of Approval, based on the reasons stated in the staff report dated May 26, 2015. Mr. Ellis noted that departmental review had resulted in five conditions; he commented on the school concurrency considerations, which found there to be inadequate high school capacity. The conditions required were described, involving street names, obtaining school concurrency assurance, adherence to all of the conditions contained in

the Master Development Order for the Community, identification of all active greenways prior to final plat, and compliance with the County's land clearing regulations.

**Questions for Staff**

*None.*

**Applicant's Presentation**

**Robert H. Berntsson, Esq.**, applicant's agent, gave more specifics regarding the applicant's request, and a brief review of the progress in the Babcock project, including the FPL sub-station and solar array on that property. **Mr. Berntsson** indicated that the applicant's group felt that the School Board had not properly analyzed the school concurrency issue, based on the requirements of the Interlocal Agreement; he has contacted the school board's attorney, Mike McKinley, and Mr. Jerry Olivo, to get that part of the process back on track. He also confirmed that the applicant accepts all conditions.

**Public Input**

*None.*

- **Mr. Gravesen** moved to close the public hearing, second by **Mr. Bigness** with a unanimous vote.

**Discussion**

*None.*

**Recommendation**

**Mr. Vieira** moved that **PP-15-04-01** be sent to the Board of County Commissioners with a recommendation of *Approval with five conditions*, based on the findings and analysis in the staff report dated May 26, 2015, along with the evidence presented at today's meeting, second by **Mr. Chandler** and carried by a unanimous vote.

There being no further business to come before the Board, the meeting was adjourned at 1:38 p.m.

Accepted on behalf of the Charlotte County  
Planning and Zoning Board